

**NOTICE OF DEFAULT
FAILURE TO PAY RENT**

Date: _____

Tenant(s)

In accordance with Section 55-248.31 of the Code of Virginia, you are hereby notified that you are in default in the payment of rent, late charges and other charges for the following premises _____ as itemized below:

Rent for the month(s) of : _____	\$ _____
Late fees for the month(s) of : _____	\$ _____
Miscellaneous charges: _____	\$ _____
Amount due landlord as of: / /	\$ _____

I hereby demand payment of the above balance within five days after the date of this notice, in default of which I intend to terminate the rental agreement. I shall require and demand possession of the premises and I shall proceed by due process of law to recover possession of said premises by turning your account over to our attorney which will lead to immediate institution of eviction proceedings. You may then be liable for additional court costs and attorney fees.

You may avoid paying attorney fees and court costs only if the landlord receives the total amount due by certified check, cashier's check or money order within five days after the date of this notice. Post marks will not be accepted.

All payments are hereby received with reservation and acceptance of such payments does not constitute a waiver of the landlord's right to receive an order of possession.

In accordance with Section 55-248.31 of the Code of Virginia, it is hereby certified that a true copy of this notice was mailed to the tenant(s) named herein, addressed to said tenant(s) at the address of the property named herein, on the _____ day of _____, _____.

Landlord

By: _____

Agent for Landlord